

Resource Number: 5BL 11299  
Temporary Resource Number: 157508427003

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: 5BL 11299
2. Temporary resource number: 157508427003
3. County: Boulder
4. City: Louisville
5. Historic building name: Romano House
6. Current building name: Manning House
7. Building address: 725 Jefferson Avenue, Louisville, CO 80027. Possible previous addresses: 220 Jefferson and 228 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Curtis Manning, 725 Jefferson Ave Louisville, CO 80027



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
NW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83  
Zone 13; 488486 mE 4425253 mN
11. USGS quad name: Louisville, Colorado  
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 8 Block: 9  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed area is bounded by Jefferson Avenue on the east, property lines on the north and south, and an alley on the west.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 60 x Width 22
16. Number of stories: One
17. Primary external wall material(s): Metal
18. Roof configuration: Cross gable

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19. Primary external roof material: Asphalt
20. Special features: Porch, garage
21. General architectural description: 725 Jefferson is a wood-frame, one-story residence, generally rectangular in plan, with its primary elevation facing east to Jefferson Avenue. The exterior is clad with horizontal metal siding, light green in color, with white trim. The roof is a cross gable with gray/green asphalt shingles and boxed eaves. It appears that the house was originally a small side-gabled rectangular plan with a front-gabled porch on the south end of the façade. At least two rear additions have elongated the house to the west and resulted in a higher roof ridge that is visible from the front. The front porch has since been enclosed with large fixed windows on three sides, and a metal door with an upper screen. Inside the porch are visible a white wood panel entrance door with 3/3 upper lights. Windows on the house are a combination of non-historic aluminum sliders, and historic divided light wood double-hung windows painted white. Some of these are 4/4 and some are 2/2. The west additions have gable roofs, with the westernmost addition utilizing a low-slope gable. At the far end of the house there is a low-slope shed roof over a patio.
22. Architectural style/building type: No style
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 725 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. Consisting of a single mid-block lot, the property is narrow and deep. There is a small front yard with a lawn, one concrete walk leading to the front door and one along the south side of the house leading to the back yard. Along the front City sidewalk, there is a concrete curb/retaining wall running continuously along this property and its neighbor to the south, 721 Jefferson (5BL11297). The back yard of 725 Jefferson grassy and enclosed with a chain link fence to the south and wood fencing to the north. A large garage takes up much of the yard. Between the garage and the alley there is a small concrete slab.
24. Associated buildings, features, or objects: There is a large 2-car garage at the alley with a gable roof, gray/green asphalt shingle roofing, green metal siding with white trim, and a green metal panel overhead garage door facing west.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1905  
Source of information: Boulder County property records
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original owner: Pasquale Romano (assumed to be first owner of the property when the house was built)  
Source of information: Boulder County property deed
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was constructed by 1905. A 20x22 addition to the west side was built in 1966. At an unknown date between 1948 and 1976, the original wood siding was replaced with asbestos siding; a good guess is that this occurred in 1966, coinciding with the addition construction. After 1976, the front porch was enclosed and a brick chimney removed. The covered patio was constructed in 1978. The garage was built in 1993. After 1976, the asbestos siding on the house was replaced with the current metal siding. Since the house siding matches the garage siding, a good guess is that this occurred in 1993.

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30. Original location  X  Moved      Date of move(s):

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

This property at 725 Jefferson was owned by the Romano family for nearly forty years. It is believed to have been a rental for at least part of that time.

The first owner of the property, after Jefferson Place developer Charles Welch, was Louis Fattor (or "Fatter"). In an example of how deeds were not always recorded with Boulder County in a timely manner, the deed conveying the property from Fattor to the next owner was recorded ten years later (1906) than the deed conveying the property from Welch to Fattor (1896). Thus, it is not known in exactly what year Fattor purchased the property from Welch. In any case, Fattor transferred the property to Berardino Lippis by 1896. Additional information about Lippis and Fattor could not be located.

In 1901, Berardino Lippis sold the property at 725 Jefferson to Pasquale (a name sometimes stated to be "Pascal" or Pascol") Romano (a name sometimes stated to be "Romans"). Pasquale Romano was also for a time the owner of Lots 6 and 7 of Block 9, the parcels to the south of 725 Jefferson that today make up 721 Jefferson (5BL11297).

Pasquale Romano (1860-1935) was married to Philomena Romano (c. 1856-1940). They were both born in Italy, came to the US in about 1889, and lived in Idaho before settling in Louisville in about 1900. Their children who grew to adulthood were Lena (Ingram) ( Polluconi), Mary (Romano), and Jennie (Lombardi). Pasquale Romano worked as a coal miner.

In the 1904 directory for Louisville, the Pasquale Romano family is listed as living on Jefferson between Spruce and Pine, which is an accurate description of this property. (His name is given as "Parcal Roman, but this type of misspelling of an Italian name is not uncommon for the 1904 directory.) For most of the period of ownership by the Romano family, however, it appears from directory research that the family actually lived elsewhere in Louisville. Another directory that possibly indicates a Romano family member living in this location is that for 1916, when John and Mary Romano lived at 220 Jefferson. This could have been the location of 725 Jefferson under Louisville's old address system. John Romano was a miner. However, it is not clear how he may have been related to Pasquale and Philomena Romano.

The County gives 1905 as an estimated date of construction for this house. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. In this case, there is some indication that the house was constructed prior to 1905, as Pasquale Romano owned this property no later than 1901, and he and his family are listed in the 1904 directory as living on this block of Jefferson between Spruce and Pine. However, no other evidence of the year of construction could be located.

The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only).

The house at 725 Jefferson does appear in the correct location on the 1909 Drumm's Wall Map of Louisville and on the Methodist Church Map of Louisville that was made in circa 1923-25.

In 1924, Pasquale Romano transferred 725 Jefferson to two of his daughters, Lena Polluconi and Jennie Lombardi. The house is believed to have been a rental in the 1920s and 1930s. In 1935, based on the sequence of addresses along this side of Jefferson, it is possible that the residents who were renting at the time were John and Flavell Hanna. However, no other possible resident names were located.

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In 1940, 725 Jefferson was conveyed by the Romano family to Georgeos Lukakies. Property records indicate that he owned 725 Jefferson for five years, until 1945. Georgeos Lukakies (1892-1966) was also an owner of 721 Jefferson next door for four years, from 1943 to 1947. His wife was Gregarita Lukakies.

From 1945 to 1952, members of the Ambrose family owned and resided at 725 Jefferson. Phillip and Rose Ambrose purchased the property in 1945. They had both been born in Italy in circa 1872, came to the US in about 1893, and primarily lived in Superior, Colorado, where Phillip was a coal miner and where they raised nine children. Rose Ambrose died in 1949. In 1950, Phillip Ambrose conveyed the house to his daughter, Jennie Fenton. The 1951 directory for Louisville lists as residents of 725 Jefferson the following people: Phillip Ambrose; Pasco Ambrose, Phillip's son, who was employed at the Blue Parrot Café at 640 Main Street (5BL8037) in Louisville; and Jennie and John Fenton, Phillip's daughter and son-in-law. (Pasco's name is erroneously stated as "Vasco.") Late in 1951, Phillip Ambrose died.

In 1952, the Ambrose daughter, Jennie Fenton, sold 725 Jefferson to Philip and Maxine Leinweber. In 1962, Maxine Leinweber sold it to Isidro and Ursula Gutierrez. The 1960 Louisville directory shows that "Ike" Gutierrez resided here. Members of the Gutierrez family owned it until 1992. Later owners were James and Diane Leach, Laura Brunetti and Bernie Rivera, Shaun and Laura Logan, and the current owner, Curtis Manning, who purchased the house in 2005.

Other possible addresses found for 725 Jefferson, under Louisville's old address system, were 220 Jefferson in 1916 (not verified) and 228 Jefferson in 1935 (also not verified).

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com)

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

*Green Mountain Cemetery Index to Interment Books, 1904-1925*, Boulder Genealogical Society, 2006.

Archival materials on file at the Louisville Historical Museum.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes  No  Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.

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(6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.

(7) Pattern or grouping of elements representing at least one of the above criteria.

(8) Significant historic remodel.

B. Social.

(1) Site of historic event that had an effect upon society.

(2) Exemplifies cultural, political, economic or social heritage of the community.

(3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

(1) Enhances sense of identity of the community.

(2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Eligible. The property is worthy of nomination as a Louisville Landmark due to its long association with the Romano family, an Italian immigrant coal mining family.

37B. Applicable State Register of Historic Properties Criteria:

A. The property is associated with events that have made a significant contribution to history.

B. The property is connected with persons significant in history.

C. The property has distinctive characteristics of a type, period, method of construction or artisan.

D. The property has geographic importance.

E. The property contains the possibility of important discoveries related to prehistory or history.

Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

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41. Level of significance: NA National  State  Local
42. Statement of significance: This house is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. While it does not have the integrity or significance to be eligible to the State or National Registers, it is worthy of nomination as a local landmark for its nearly 40-year association with the Romano family, an Italian coal mining family.
43. Assessment of historic physical integrity related to significance: The property has integrity of location. Integrity of setting is compromised by the large 2-car garage constructed in 1993. It retains integrity of feeling, association, and workmanship. Integrity of design is compromised but not entirely lost, due to the enclosure of the front porch and the rear additions. Integrity of design is not lost due to these changes because the front porch enclosure maintained the original opening sizes, and because the large additions are in the back. Integrity of materials is lost due to replacement siding, which has been replaced at least twice.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing due to loss of integrity from replacement siding.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Contributing  Noncontributing

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46. If the building is in existing National Register district, is it:   Contributing \_\_\_\_   Noncontributing \_\_\_\_\_  
The property is not within an existing National Register district.

**VIII. RECORDING INFORMATION**

47. Photograph numbers: 5BL11299\_725Jefferson\_01 through 5BL11299\_725Jefferson\_05

Digital images filed at: City of Louisville, Planning Department

48. Report title:           Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s):               2013

50. Recorder(s):         Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization:         Avenue L Architects

52. Address:               3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

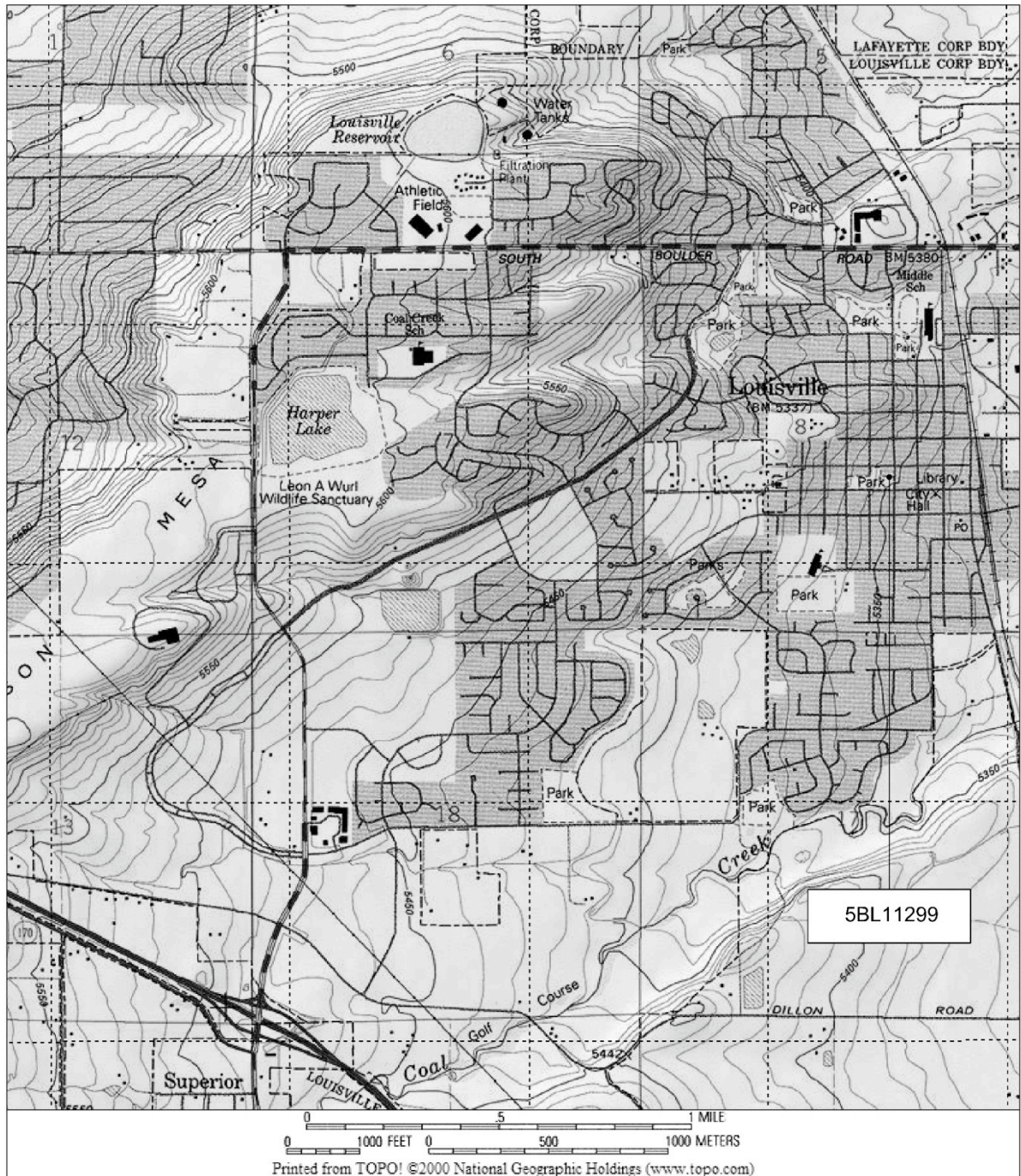
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Architectural Inventory Form  
USGS Location Map

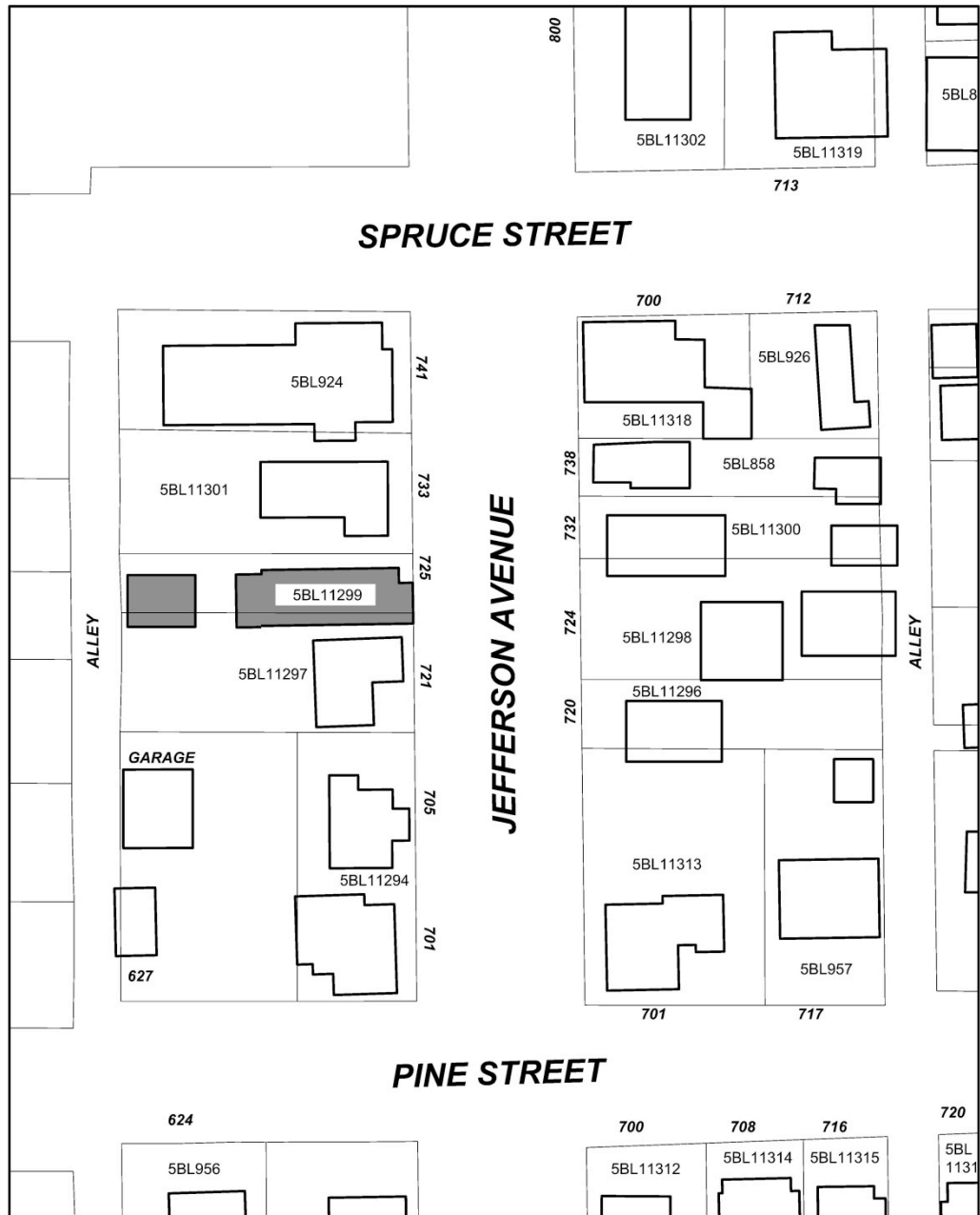


725 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.

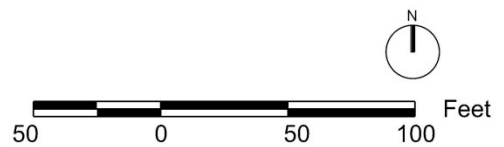






725 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11299\_725Jefferson\_01 east



5BL11299\_725Jefferson\_02 south

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5BL11299\_725Jefferson\_03 north



5BL11299\_725Jefferson\_04 southwest

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5BL11299\_725Jefferson\_05 garage southwest



725 Jefferson. Boulder County Real Estate Appraisal card, 1948.

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725 Jefferson. Boulder County Real Estate Appraisal card, 1976.